

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6874**

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SUMMARY OF DISCUSSION OF A REGULAR MEETING OF THE **CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE** OF THE TOWN OF LOS GATOS FOR MARCH 10, 2010, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 4:35 P.M. by Mayor Diane McNutt

**ATTENDANCE**

Members Present: Diane McNutt, Steve Rice, Marico Sayoc, Joanne Talesfore

Absences: Phil Micciche

Staff Present: Sandy Baily, Acting Assistant Director of Community Development;  
Suzanne Davis, Associate Planner

**VERBAL COMMUNICATIONS:**

*Ray Davis* commented that the new proposal is entirely appropriate to the small town ambiance, the General Plan goals and the essence of the community. With the North 40 and the affordable housing that is proposed, it is good to see a project that fits with the small town environment. The crosswalks on each end of George Street need to be enhanced, and should be discussed as part of the project.

Joanne Talesfore recused herself and left the meeting.

ITEM 1: 16213 Los Gatos Boulevard  
CDAC Application CD-10-002

Requesting consideration of conceptual plans for a new commercial building with two residential units and 22 single-family residences on property zoned CH.

APNs 529-18-031 & 055.

PROPERTY OWNER: Margaret R. Bishop

APPLICANT: Santa Clara Development Co.

Mark Robson, Jake Lavin and John Garcia were present representing Santa Clara Development.

*Mark Robson* showed an aerial photo of the site and the previous site development proposal that was reviewed in December 2009. He commented that based on concerns about density and height, the project has been substantially changed. The homes along the edges of the property mirror what is there on surrounding streets. A commercial building with two BMP units above is proposed on the corner of Roberts Road & Los Gatos Blvd. The space on the ground floor could be retail or office. The proposed residences are patio homes with small yards, around 2,200 square feet (more conventional detached homes). The attic space would be habitable floor area. The homes would be designed to not exceed 30 feet in height. He believes the project will complement the neighborhood

well. The density is about 12 units per acre which falls within the Medium Density range, and is consistent with what is in the neighborhood.

*Diane McNutt* stated that she met with Mr. Robson to discuss the revised plans. *Steve Rice* stated that he met with Mr. Robson and reviewed plans for the original proposal.

*Marico Sayoc* commented that she appreciates the changes that have been made. One of the things she liked about the original proposal was the retail building oriented on Los Gatos Blvd. The units on Los Gatos Blvd. are close to the street and should have features to mitigate noise.

*Mark Robson* noted that the entrance on Roberts Road might be moved to Mitchell Avenue when the site plan is refined. He noted that the open space for the six homes off Los Gatos Blvd will be the center courtyard. The remainder of the homes will have private yards. The six homes in front will each have three parking spaces (the plan depicts it as one space per unit).

*Diane McNutt* clarified that the areas called mezzanine on the plan are attic space, and that the commercial building will have parking included behind.

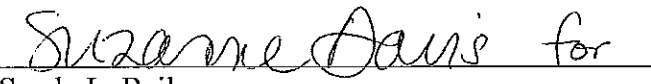
**Comments:**

- The proximity of the project to schools is cause for concern. Pedestrians and bicycle traffic need to be accommodated
- George Street parking is currently an issue and could be impacted by the development
- A sidewalk should be installed on both sides of Mitchell Avenue
- Two stories preferable to three; consider height variations and articulation and detailing to break up the massing of the homes and avoid them all being the same height
- Density is appropriate for the site
- Secondary access onto Mitchell is preferable to having it on Roberts
- Project density is much better with the current proposal
- Softening the architecture on the periphery of the project is important
- Clustering the BMP units is acceptable
- Ideal scenario is to integrate the BMP units into the project
- The proposal is much more appropriate for the site and in keeping with the Los Gatos Boulevard Plan
- Retail may not be appropriate in this location
- Concerned about visual impact
- Treatment of architecture, landscaping, fencing along Los Gatos Blvd. is important
- Streetscape exhibits will be helpful in assisting the Commission and Council in evaluating the project (landscape and fencing should be included)
- Commercial could be replaced with additional housing units

- A traffic study should be prepared to evaluate location of driveway entrances
- Concerned that courtyard could be an attraction for middle school students

ADJOURNMENT Meeting adjourned at 5:10 p.m. The next regular meeting of the Conceptual Development Advisory Committee is Wednesday, April 14, 2010.

Prepared by:

  
Sandy L. Baily  
Acting Assistant Director of Community Development

cc: Planning Commission Chair

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